

# Flat 2, 14 Harvesters Square

WESTER HAILES, EDINBURGH, EH14 3JN



*Spacious one-bedroom flat in the  
Wester Hailes area of Edinburgh*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat in this modern development in Wester Hailes.

# THE LIVING ROOM / KITCHEN



Inside, the property comprises a fully equipped kitchen situated in the open plan living/kitchen space, which is flooded with natural light and offers various possibilities for furniture arrangements.



The flat has one double bedroom, which is fitted with integrated wardrobes. There is one modern bathroom which is fitted with a shower over the bath.

## THE BATHROOM





# THE BEDROOM





In addition, the property includes on-street parking, double-glazed windows and electric heating, making for a cosy and cost-effective home, year-round. Ideal for a first-time buyer or buy-to-let investor.

# EXTERNALS









# THE LOCATION

Located to the south-west of Edinburgh's city centre, Wester Hailes offers a vibrant and evolving community ideal for families, professionals, and first-time buyers alike. With a mix of green space, modern amenities, and strong transport links, it's a well-connected neighbourhood with much to offer. Wester Hailes is exceptionally well-connected. The Wester Hailes train station offers direct rail links to Edinburgh Waverley in under 15 minutes, perfect for commuters. Multiple Lothian Bus services operate frequently, providing direct routes to the city centre, Gyle Shopping Centre, and beyond. Road users benefit from close proximity to the City Bypass (A720) and main arterial routes, making travel across the city and further afield fast and convenient.







The area is anchored by the Westside Plaza Shopping Centre, offering a range of high-street retailers, local shops, a library, a bank, a gym, and a large Odeon cinema. Nearby retail parks and supermarkets, including Lidl, Asda, and Tesco, ensure all daily needs are well catered for. Wester Hailes is also close to The Gyle Shopping Centre, which expands shopping and dining options even further.

Wester Hailes is home to several well-regarded schools, including Clovenstone Primary School, Canal View Primary School, and Wester Hailes Education Centre (WHEC), offering both secondary education and community learning opportunities. Additional educational institutions such as Napier University's Sighthill Campus and Edinburgh College are within easy reach, making the area ideal for learners of all ages.

Nature lovers and families will appreciate the abundance of green spaces nearby. Hailes Quarry Park and the Union Canal Walkway provide scenic walking and cycling routes, while local playgrounds and sports facilities support active lifestyles. The nearby Pentland Hills Regional Park offers more adventurous outdoor escapes just a short drive away.



**McEwan Fraser Legal**

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